

030.0

0002

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

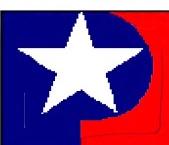
Total Card / Total Parcel

USE VALUE:

1,101,800 / 1,101,800

ASSESSED:

1,101,800 / 1,101,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
80-82		HARLOW ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: KOTELLY JOHN C/FRANCES M/TRS	
Owner 2: KOTELLY FAMILY TRUST	
Owner 3:	

Street 1: 235 GRAY STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: COSTA MANUEL C &amp; TINA -

Owner 2: -

Street 1: 82 HARLOW ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains .15 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2924 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6522		Sq. Ft.	Site		0	80.	0.94	1									492,526						492,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	6522.000	603,700	5,600	492,500	1,101,800		20630
							GIS Ref
							GIS Ref
							Insp Date
							08/11/17

1 of 1

Residential

ARDLINGTON

APPRAISED:

1,101,800 / 1,101,800

USE VALUE:

1,101,800 / 1,101,800

ASSESSED:

1,101,800 / 1,101,800

**USER DEFINED**

Prior Id # 1:	20630
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	Date Time
	12/29/21 21:34:46
LAST REV	Date Time
	09/14/17 09:04:48
ASR Map:	apro
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	603,700	5600	6,522.	492,500	1,101,800		Year end	12/23/2021
2021	104	FV	576,100	5600	6,522.	492,500	1,074,200		Year End Roll	12/10/2020
2020	104	FV	576,100	5600	6,522.	492,500	1,074,200	1,074,200	Year End Roll	12/18/2019
2019	104	FV	447,300	5700	6,522.	523,300	976,300	976,300	Year End Roll	1/3/2019
2018	104	FV	447,300	5700	6,522.	381,700	834,700	834,700	Year End Roll	12/20/2017
2017	104	FV	393,300	5100	6,522.	332,500	730,900	730,900	Year End Roll	1/3/2017
2016	104	FV	393,300	5100	6,522.	283,200	681,600	681,600	Year End	1/4/2016
2015	104	FV	350,400	5100	6,522.	277,000	632,500	632,500	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
C & F REALTY	34682-419		1/29/2002		575,000	No	No		
	11559-85		8/21/1968			No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/27/2006	124	Re-Roof	7,000	C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/11/2017	MEAS&NOTICE	100	PATRIOT
3/24/2009	Meas/Inspect	372	PATRIOT
2/22/2000	Mailer Sent		
2/22/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

**EXTERIOR INFORMATION**

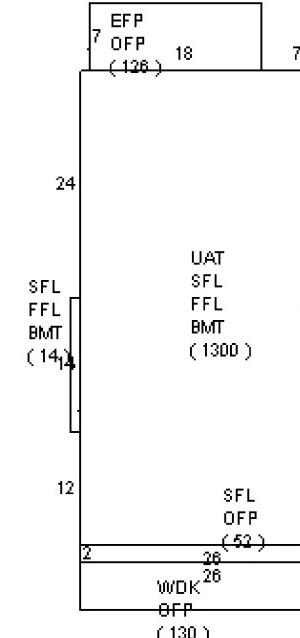
Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

**BATH FEATURES**

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

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**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	2
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 12	BRS: 6	Baths: 2 HB

**OTHER FEATURES**

Kits:	2	Rating: Average
A Kits:		Rating:
Fpl:	2	Rating: Average

WSFlue:		Rating:
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**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**REMODELING**

Exterior:	No Unit	RMS	BRS	FL
Interior:		2	6	3
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	2	12	6	

**RES BREAKDOWN**

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:		Before Depr:	206.25
Special Features:	0	Val/Su Net:	123.63
Final Total:	603700	Val/Su SzAd:	225.26

**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1922
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**DEPRECIATION**

Phys Cond:	AG - Avg-Good	26.%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	26.4	%

**CALC SUMMARY**

Basic \$ / SQ:	180.00
Size Adj.:	1.04179096
Const Adj.:	0.99989998
Adj \$ / SQ:	187.504
Other Features:	116500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	820241
Depreciation:	216544
Deprecated Total:	603697

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:		Before Depr:	206.25
Special Features:	0	Val/Su Net:	123.63
Final Total:	603700	Val/Su SzAd:	225.26

**MOBILE HOME**

Make:	
Model:	
Serial #:	
Year:	
Color:	

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1922	21.25	T	40	104			5,100			5,100
19	Patio	D	Y	1	10X12	A	AV	2000	5.38	T	15.2	104			500			500

**PARCEL ID**

030.0-0002-0008.0

**IMAGE****AssessPro Patriot Properties, Inc**